129.A	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	420,500 / 420,500
					USE VALUE:	420,500 / 420,500
					ASSESSED:	420,500 / 420,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		JASON ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	ROSATA BRYAN
Owner 2:	
Owner 3:	
Street 1:	34 JASON ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SZYMANSKI JEFFREY B -
Owner 2:	-
Street 1:	34 JASON ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 972 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	418,200	2,300		420,500
Total Card	0.000	418,200	2,300		420,500
Total Parcel	0.000	418,200	2,300		420,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.61 | /Parcel: 432.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

272223

GIS Ref

GIS Ref

Insp Date

08/15/18

!15270!

PREVIOUS ASSESSMENT

Parcel ID: 129.A-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	412,400	2300	.		414,700	414,700	Year End Roll	12/18/2019
2019	102	FV	423,600	2400	.		426,000	426,000	Year End Roll	1/3/2019
2018	102	FV	362,900	2400	.		365,300	365,300	Year End Roll	12/20/2017
2017	102	FV	332,600	2400	.		335,000	335,000	Year End Roll	1/3/2017
2016	102	FV	332,600	2400	.		335,000	335,000	Year End	1/4/2016
2015	102	FV	308,900	2400	.		311,300	311,300	Year End Roll	12/11/2014
2014	102	FV	295,700	2400	.		298,100	298,100	Year End Roll	12/16/2013
2013	102	FV	295,700	2400	.		298,100	298,100		12/13/2012

PRINT

Date	Time
12/11/20	05:00:43

LAST REV

Date	Time
11/01/18	10:13:31

mmcmakin

15270

USER DEFINED

Prior Id # 1:	83858
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SZYMANSKI JEFFR	70171-291		11/1/2017		500,000	No	No		
LOVE MATILDA	49191-22		3/28/2007		324,100	No	No		
BOYLE JOHN/LAUR	46692-268		12/20/2005		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2017	1259	Porch	5,500	C				
6/3/2009	428	Wood Dec	8,455					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Mail Update	MM	Mary M
8/15/2018	Measured	DGM	D Mann
2/8/2018	SQ Returned	EMK	Ellen K
12/13/2017	Inspected	BS	Barbara S
12/5/2008	MLS	MM	Mary M
3/31/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7768													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	398.170
Other Features:	84342
Grade Factor:	1.00
NBHD Inf:	1.09000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513787
Depreciation:	95564
Depreciated Total:	418222

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	434.01
Special Features:	0	Val/Su Net:	430.25
Final Total:	418200	Val/Su SzAd	430.25

SKETCH

UnSketched SubAreas:
GLA: 972,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	972	398.170	387,022
Net Sketched Area:		972	Total:	387,022
Size Ad	972	Gross Are	972	FinArea 972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.A-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	18X9	G	GD	2009	15.22	T	6	102			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300

IMAGE

AssessPro Patriot Properties, Inc